

## \$449,900 - 8306 108 Street, Edmonton

MLS® #E4457833

**\$449,900**

1 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Nestled on a tree lined street, in the heart of Garneau, is this incredible townhouse with **THREE TITLED PARKING STALLS**, a titled 13x13 workshop plus two balconies. This corner unit allows in tons of natural light from the numerous windows & 9' ceilings. The kitchen features a huge eat up island, granite counter tops, stainless steel appliances with gas stove & pantry. The open living/dining area has a stone encased gas fireplace & hardwood flooring. On the second level is a family room with large east facing balcony & built in shelving. Finishing this level is a three piece bathroom with large luxurious tiled shower & granite counter tops. The full size washer & dryer are stacked in this bathroom. On the upper level is the primary bedroom with south facing balcony, four piece en-suite & walk-in closet. The spacious titled workshop is located in the parkade. All three stalls are together. Additional sound insulation. A/C. Steps away to U of A, Old Strathcona shops & restaurants, river valley parks & trails.

Built in 2012

### Essential Information

MLS® # E4457833

Price \$449,900

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,271             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8306 108 Street |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2J1         |

### Amenities

|                |                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Storage-Locker Room, Vinyl Windows, Workshop |
| Parking Spaces | 3                                                                                                                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplaces        | Stone Facing                                                                                                      |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stucco, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 15              |
| Condo Fee      | \$810                |

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Listing information last updated on October 7th, 2025 at 7:47am MDT